



TOWN OF MILLIS

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PUBLIC HEARING NOTICE

The Town of Millis Planning Board will hold a remote public hearing pursuant to G. L. c. 40A, § 5, on Tuesday, April 6, 2021, at 7:40 p.m. via ZOOM platform. The agenda with login information will be posted on the Planning Board's webpage (<http://www.millisma.gov/planning-board>) 48 hours prior to the public hearing. The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed amendments to the Millis Zoning By-Laws to allow for solar installations to be permitted in districts other than Industrial on agricultural/farmland, provided certain criteria are met. The proposed amendments include:

To see if the Town will vote to amend the Zoning By-Laws, as most recently amended, by amending Section XXI Large-Scale Ground-Mounted Solar Photovoltaic Installations, as follows: amend subsection 3. Definitions: Designated Location, and adding (a) and (b); amend subsection 9. Dimensions and Density Requirements: (a), (b), (c), and add (d); and

Amend Section V. Table 1. Use Regulations, Wholesale, Transportation & Industrial, #20, and add footnote 5 to Table 1 Notes, or to take any other action related thereto.

The complete text of the proposed amendments is on file at the office of the Town Clerk, Veterans' Memorial Building, 900 Main Street, Millis, and may be viewed on the Planning Board's web page at: <http://www.millisma.gov/planning-board>

THESE ARTICLES MAY NOT BE NUMBERED AS THEY WILL ULTIMATELY APPEAR IN THE WARRANT AT TOWN MEETING.

Richard Nichols
Chair

March 18, 2021

March 25, 2021

cc: Town Clerk
R. Weiss, Economic Dev. & Planning Dir.
Select Board
MAPC; Dept. of Housing & Community Dev.
Surrounding Towns, File

Proposed Amendments to Section XXI of the Millis Zoning By-Law
Large-Scale Ground-Mounted Solar Photovoltaic Installations

The following amendments (in **bold** below) are proposed to the current Millis Zoning By-Law:

1. Amend the definition of "Designated Location" in Section XXI.3 (Definitions):

Designated Location: The location(s) designated herein where Large-Scale Ground-Mounted Solar Photovoltaic Installations with a Rated Nameplate Capacity of 250 kW or more may be sited As-of-Right:

(a) in the I-P and I-P-2 Districts, as shown on the **Zoning Map of the Town of Millis, Massachusetts** referenced in Section III.C of this Zoning By-Law, or

(b) on any lot or grouping of contiguous lots that

(i) is at least 15 acres in total area and

(ii) consists of land

a. that is primarily and directly used for agricultural purposes as defined in M.G.L. c. 61A, § 1; **or**

b. that is primarily and directly used for horticultural purposes as defined in M.G.L. c. 61A, § 2; or

c. where at least fifty percent (50%) of the total area of the lot or grouping of contiguous lots consists of important farmlands, including without limitation prime farmlands, unique farmland, and additional farmland of statewide importance, identified by the United States Department of Agriculture Natural Resources Conservation Service.

2. Add a new subsection XXI.9(d) to Section XXI.9 (Dimension and Density Requirements):

9. Dimension and Density Requirements:

The following dimensional and density requirements shall apply to all LGSPI.

Setbacks:

For large-scale ground-mounted solar photovoltaic installations, front, side and rear setbacks shall be as follows:

- (a)** Front yard: The front yard depth shall be at least 40 feet; provided, however, that **where the lot abuts designated Conservation land or land currently used for Recreational purposes**, the front yard shall not be less than 50 feet, and **where the lot abuts a Residential District, the front yard shall provide a treed fifty foot (50') wide buffer from all Town roads and residential properties, except as provided in (d) below.**

- (b) Side yard: Each side yard shall have a depth at least 20 feet; provided, however, that **where the lot abuts designated Conservation land or land currently used for Recreational purposes**, the side yard shall not be less than 50 feet, and **where the lot abuts a Residential District**, the side yard shall provide a treed fifty foot (50') wide buffer from all Town roads and residential properties, except as provided in (d) below.
- (c) Rear yard: The rear yard depth shall be at least 30 feet; provided, however, that **where the lot abuts designated Conservation land or land currently used for Recreational purposes**, the rear yard shall not be less than 50 feet, and **where the lot abuts a Residential District**, the rear yard shall provide a treed fifty foot (50') wide buffer from all Town roads and residential properties, except as provided in (d) below.
- (d) Subject to application for and receipt of a Special Permit, natural sight barriers (which shall include without limitation rivers, upland gradients, and any wetland setbacks required by the Millis Conservation Commission pursuant to applicable law) may be considered by the Planning Board as a basis for reducing the 50' treed buffer requirement of (a), (b) and (c) above.

3. Amend Section V. Table 1. Use Regulations, Wholesale, Transportation & Industrial, #20 and add footnote 5 to Table 1 Notes:

Principal Uses	R-T	R-S	R-V	R-V-C	C-V	C-V-2	V-B	I-P	I-P-2
20. Large-Scale Ground-Mounted Solar Photovoltaic Installations with Rated Nameplate Capacity of 250 kW DC or more. (Added June 8, 2015)	N⁽⁵⁾	N⁽⁵⁾	N⁽⁵⁾	N⁽⁵⁾	N⁽⁵⁾	N⁽⁵⁾	N⁽⁵⁾	P	P

**Table 1 Notes: (Amended May 13, 1985) (Amended June 14, 2010)
(Amended May 12, 2014)**

5. But see Section XXI where, under certain conditions, such solar facilities will be allowed in the district.